

00552317/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE") A CORPORATION ORGANIZED  
AND EXISTING UNDER THE LAWS OF THE UNITED  
STATES OF AMERICA

vs.

UNKNOWN HEIRS, SPOUSE, LEGATEES, AND  
DEVISEES OF JOSE JARA, DECEASED; UNKNOWN  
HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF  
MARGARITA JARA, DECEASED; GILMAR JARA;  
WILSON JARA; BOEING EMPLOYEES CREDIT  
UNION; OCCUPANTS OF THE SUBJECT REAL  
PROPERTY; ALL OTHER UNKNOWN PERSONS OR  
PARTIES CLAIMING ANY RIGHT, TITLE, ESTATE,  
LIEN, OR INTEREST IN THE REAL ESTATE  
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 16-2-03074-2 KNT

JUDGMENT RENDERED ON 08/03/2016  
ORDER OF SALE ISSUED: 08/18/2016  
DATE OF LEVY: 09/01/2016

TO: UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JOSE JARA, DECEASED;  
UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF MARGARITA JARA, DECEASED;  
GILMAR JARA; WILSON JARA; BOEING EMPLOYEES CREDIT UNION; OCCUPANTS OF THE  
SUBJECT REAL PROPERTY; ALL OTHER UNKNOWN PERSONS OR PARTIES CLAIMING ANY  
RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE  
COMPLAINT HEREIN, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**17236 SE 144TH STREET, RENTON, WA 98059**

LOT 26, BLOCK 2, RENTON SUBURBAN TRACT DIVISION NO. 6, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 66 OF PLATS, PAGE(S) 33, RECORDS IF KING COUNTY,  
WASHINGTON; EXCEPT THE SOUTH 65 FEET OF THE NORTH 95 FEET OF THE EAST 40 FEET  
IF SAID LOT 26.  
APN/PARCEL #723020-0560.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: OCTOBER 28, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$232,327.08** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

---

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

---

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **October 28, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **OCTOBER 28, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
(206) 319-9100